

**AGENDA**  
**FRIO COUNTY APPRAISAL DISTRICT**  
**BOARD OF DIRECTORS**  
**REGULAR BOARD MEETING**

Notice is hereby given that a regular meeting of the Frio County Appraisal District Board of Directors will be held on the 27th day of December, 2023, at 6:30 P.M., in the District's Meeting Room, 815 South Oak Street, Pearsall, Texas, at which the following subjects will be discussed.

If during the course of the meeting, any discussion of any item on the agenda should be held in executive or closed session, the Board will convene in such executive or closed session in accordance with the Open Meetings Act, Section 551.001 et seq., Texas Revised Civil Statutes.

1. Call meeting to Order.
2. Roll call and establish quorum.
3. Public to be Heard.
4. Consent Agenda - Discussion and action:

(A) Consideration of Minutes:

Minutes of the September 6, 2023 (Budget Hearing and Regular Board meeting).

(B) Review of District Bills and Financial Reports:

Month of September, 2023  
Month of October, 2023  
Month of November, 2023

**ACTION ITEMS** (Action on the following items will include consideration, discussion and possible voting.):

5. Discussion and Action to amend the 2023 Appraisal District Budget as follows:

Decrease Line Item-Support -\$8,000  
Decrease Line Item-Fringe-\$55,000  
Decrease Line Item-Legal Attorney -\$37,000  
Decrease Line Item Payroll-\$100,000  
Increase Line Item-Building Fund+ \$100,000  
Increase Line Item-Legal Fund+ \$100,000

6. Executive Session: Discussion authorized by the Texas Open Meeting Act, Texas Government Code, Section 551.001, Et. Seq.

A. Sec. 551.074: Personnel Matter.

Evaluation of Chief Appraiser.

B. Sec 551.071: Legal Matters:

Confer with the district's attorney regarding pending and anticipated litigation, pursuant to Tex. Gov't Code § 551.071, specifically including but not limited to:

1. Case #23-08-00223CVF, Wal-Mart Stores INC #478, Wal-Mart Real Estate Business Trust.
2. Case #23-08-00216CVF, PTX Hospitality, LLC.
3. Case #22-09-00239CVF, DCP Sand Hills Pipeline and DCP Sand Hills Pipeline LLC.
4. Case #21-10-00312CVF, DCP Sand Hills Pipeline, Et Al.
5. Case #23-08-00228CVF, DCP Sand Hills Pipeline.
6. Case #21-09-00292CVF, South Texas Electric Coop Inc.
7. Case #23-0444, J-W Power SCOT.
8. Case #23-10-00292CVF, 169 Medical Drive LLC.

7. Re-convene in Open Session.

8. Possible action in open session on Executive Session items.

A. Discussion on Chief Appraiser Evaluation.

B. Discussion and possible action to approve settlement with South Texas Electric Coop, in cause number 21-09-00292 CVF.

9. Discussion and possible action to amended District's contract with Eagle Property Tax Appraisal & Consulting, Inc. for the appraisal services for year 2024.

NON-ACTION ITEMS (There will be no action on the following items other than discussion.):

10. Discussion and review the District's Employees Health Insurance Plan(s) for 2024.

11. Chief Appraiser's Report:

(A) 25.25(b) (c) (d) (SEC) APPROVE ADJUSTMENTS. FRIO COUNTY APPRAISAL DISTRICT CORRECTIONS AND ADJUSTMENTS FROM #2023-001 (7/15/2023) THRU #2023-205 (12/15/2023).

- 1) CLERICAL ERRORS THAT AFFECT A PROPERTY OWNER'S LIABILITY FOR A TAX IMPOSED IN THAT TAX YEAR;
- 2) MULTIPLE APPRAISALS OF A PROPERTY IN THAT TAX YEAR;
- 3) THE INCLUSION OF PROPERTY IN THAT DOES NOT EXIST IN THE FORM OR AT THE LOCATION DESCRIBED IN THE APPRAISAL ROLL;
- 4) AN ERROR IN WHICH PROPERTY IS SHOWN AS OWNED BY A PERSON WHO DID NOT OWN THE PROPERTY ON JANUARY 1 OF THAT YEAR.

(B) Agricultural Advisory Board Farm and Ranch Survey.

(C) Methods and Assistance Program (MAPS) and Value Study Update.

(D) Board of Director members for term 2024-2025.

(E) Update on ARB members for 2024-2025.

(F) 2023 Arbitration Cases:

1. Cole TS Tractor Supply.
2. KM/SR1 LLC.
3. Anjali Lodging LLC.

(G) Update on the construction, remodel and/or expanding the district's current facilities.

(H) Next Board Meeting.

12. Adjourn.

FILED  
At 2:02 o'clock P M  
This 21 day of December 2023  
Aaron T. Ibarra  
Clerk County Court FRIO COUNTY, TX  
BY: [Signature] DEPUTY

[Signature: Edward Garza]  
Anna Alaniz, Secretary  
By: Edward Garza, Chief Appraiser  
December 21, 2023